

DP9
Ref. DM/LT/DP4133
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2017/1032/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**
22 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) Order 2010
Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015)

Request for Screening Opinion EIA Not Required

Address:
**Ugly Brown Buildings
Former Sorting Office
2 St Pancras Way
London
NW1 0TB**

Proposal:
Request for Environmental Impact Assessment (EIA) screening opinion for works comprising demolition of existing office building and the erection of 5 buildings ranging from 6 to 11 storeys, comprising a mix of Office; Residential (circa 60-100 units); and Hotel (with retail / restaurant uses at ground floor) uses providing approximately 56,000sqm of new floorspace.

Drawing Nos: Letter dated 09/02/2017 from Waterman Infrastructure and Environment Ltd

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 1 hectare and criteria within column 2 of the table in Schedule 2 of the 2011

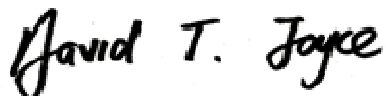


Regulations (as amended 2015). Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations (as amended 2015). Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Secretary of State has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

Based upon the description of the development provided and the information provided in your submissions received 09/02/2017, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

Yours faithfully



David Joyce
Executive Director Supporting Communities

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